

**PLANNING COMMISSION
CITY OF WILLOUGHBY
AUGUST 28, 2025
REGULAR MEETING
MINUTES**

PRESENT: K. Kary; J. Cook; Ben Capelle; M. Wildermuth; S. Norris, Chairman
ABSENT: Darryl Keller, Chief Bldg. & Zoning Official; Tim Lannon, City Engineer
OTHERS: Mike Lucas, Law Director; Vicki Grinstead, Secretary

Chairman Norris called the regular in-person meeting to order at 7:06 p.m.

MINUTES

Public Hearing Meeting Minutes

August 14, 2024

Mr. Capelle moved to approve the Planning Commission Public Hearing Meeting Minutes for August 14, 2025 as submitted and Mr. Wildermuth seconded.

ROLL CALL: Yeas: B. Capelle; K. Kary; M. Wildermuth; J. Cook; S. Norris, Chairman
 Absent: None
 Nays: None

Motion Carried: APPROVED

Regular Meeting Minutes

August 14, 2024

Mr. Wildermuth moved to approve the Planning Commission Regular Meeting Minutes for August 14, 2025 as submitted and Mr. Cook seconded.

ROLL CALL: Yeas: K. Kary; M. Wildermuth; J. Cook; B. Capelle; S. Norris, Chairman
 Absent: None
 Nays: None

Motion Carried: APPROVED

OLD BUSINESS

None

NEW BUSINESS

A & B Fencing LLC
38296 Western Pkwy.
(Rep.- Bill O'Donnell Jr., Owner)

**Conditional Use Permit to operate a
fencing company & store equipment**

**City of Willoughby
Planning Commission
Regular Meeting Minutes
August 28, 2025**

Mr. O'Donnell Jr., 30124 Jackson Ave., Wickliffe, OH 44092 is representing the Conditional Use Permit (CUP) for A & B Fencing LLC, 38296 Western Pkwy., OH 44094 to operate a fencing company and storage of equipment.

Mr. O'Donnell Jr. said they are not open to the public but they do have a resale license but do not use it. They will, on occasion, sell to another contractor, but that is even rare. He said they would like their hours of operation to be 5:00 a.m. until 8:00 p.m., 7 days a week. They do not currently have a dumpster and haul the materials off site and are taken to the landfill. Chairman Norris said if they ever have a dumpster then it must be enclosed by an enclosure or kept indoors. No outdoor maintenance, such as power washing or building maintenance can be performed from midnight until 6:00 a.m., 7 days a week. No outdoor storage of materials is allowed. If it is allowed in this district then it must be enclosed with fencing as stated in the city's ordinance code. No music of any kind is allowed. The board did not desire to put an expiration date on the CUP.

Mr. Wildermuth moved to approve the Conditional Use Permit for A & B Fencing LLC, 38296 Western Pkwy., OH 44094 to operate a fencing company and store equipment with the following conditions: 1) Hours of operation: 5:00 a.m. until 8:00 p.m., 7 days a week, 2) Dumpster must be enclosed w/an enclosure or kept indoors, 3) No outdoor maintenance can be performed from midnight until 6:00 a.m., 7 days a week, 4) No outdoor storage of materials is allowed, 5) No music of any kind is allowed and Mr. Cook seconded.

ROLL CALL: Yeas: M. Wildermuth; J. Cook; B. Capelle; K. Kary; S. Norris, Chairman
 Absent: None
 Nays: None

Motion Carried: APPROVED

A & B Fencing LLC
38296 Western Pkwy.
(Rep.- Bill O'Donnell, Jr., Owner)

Development Plan/EAS#15-7-25

Mr. O'Donnell Jr., 30124 Jackson Ave., Wickliffe, OH 44092 is representing the Development Plan/EAS#15-7-25 for A & B Fencing LLC, 38296 Western Pkwy., OH 44094.

Mr. Kary addressed the EAS.

- Stormwater- Can handle storm water demands
- Traffic-No issues cited
- FD & PD-No concerns
- Noise, water, air pollution-No concerns
- No impact on schools
- Hazardous waste: No concerns
- Timeline: No new construction-move in Sept.-Dec. 2025

Chairman Norris noted that there were two errors on Attachment A; Construction Type should be Type IIB and Occupancy Classification should be Business and Storage.

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Chairman Norris addressed the Development Plan.

Mr. O'Donnell Jr. said there is no new construction. They will just move in and will have a couple small offices for paperwork. There will be no customer traffic. They come in to work in the morning, trucks leave to go to jobs and come back in the afternoon and everyone leaves to go home.

Mr. Capelle moved to approve the Development Plan/EAS#15-7-25 for A & B Fencing LLC, 38296 Western Pkwy., OH 44094 as submitted and Mr. Cook seconded.

ROLL CALL: Yeas: J. Cook; B. Capelle; K. Kary; M. Wildermuth; S. Norris, Chairman
 Absent: None
 Nays: None

Motion Carried: APPROVED

There was no one present to represent the Conditional Use Permit

Ohio Paving & Construction Co. Inc.

38332 Airport Pkwy.

(Rep.- Michael Princic, Ohio Paving & Construction)

**Conditional Use Permit to store
construction equipment**

Mr. Wildermuth moved to table the Conditional Use Permit for Ohio Paving, 38332 Airport Pkwy., OH 44094 and Mr. Capelle seconded.

ROLL CALL: Yeas: B. Capelle; K. Kary; M. Wildermuth; J. Cook; S. Norris, Chairman
 Absent: None
 Nays: None

Motion Carried: TABLED

There was no one present to represent the Development Plan/EAS#16-7-25

Ohio Paving & Construction Co. Inc.

38332 Airport Pkwy.

(Rep.- Michael Princic, Ohio Paving & Construction)

Development Plan/EAS#16-7-25

Mr. Capelle moved to table the Development Plan/EAS#16-7-25 for Ohio Paving, 38332 Airport Pkwy., OH 44094 and Mr. Wildermuth seconded.

ROLL CALL: Yeas: K. Kary; M. Wildermuth; J. Cook; B. Capelle; S. Norris, Chairman
 Absent: None
 Nays: None

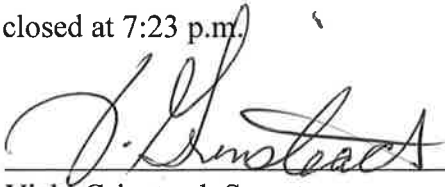
Motion Carried: TABLED

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There being no further business the regular meeting closed at 7:23 p.m.)



Steve Norris, Chairman



Vicki Grinstead, Secretary